



4 Double Bedrooms



3 Bath/Shower Rooms



2 Reception Rooms



Garage & Off-Street
Parking



Private Rear Garden



EPC Band C

Council Tax

Band: D

£2,291.70 Apr 25/Mar 26)

Local Authority

Welwyn & Hatfield Borough
Council



Cole Green Lane, Welwyn Garden City, AL7 3JA
Guide Price £535,000 Freehold

Cole Green Lane, Welwyn Garden City

An impressive four bedroom semi-detached family home which has been extended to now offer spacious and well-balanced accommodation throughout, along with off-street parking to the front and a spacious rear garden.

Description

Welcome to this charming four bedroom semi-detached family home, perfectly situated in the sought-after area of Welwyn Garden City.

This spacious property is ideal for family living, featuring a well-equipped, large kitchen with ample storage, complemented by a convenient utility room and shower room on the ground floor. The ground floor also boasts a generous living room, perfect for family gatherings, alongside a flexible additional reception room that could serve as a fifth bedroom or home office.

Upstairs, you'll find four well-proportioned bedrooms, including a newly installed en-suite shower room in the main bedroom, alongside a family bathroom.

Outside, the property offers extensive off-street parking to the front, complete with a garage for extra storage or parking. The rear garden provides plenty of space for outdoor activities, making it an excellent space for entertaining and family relaxation.

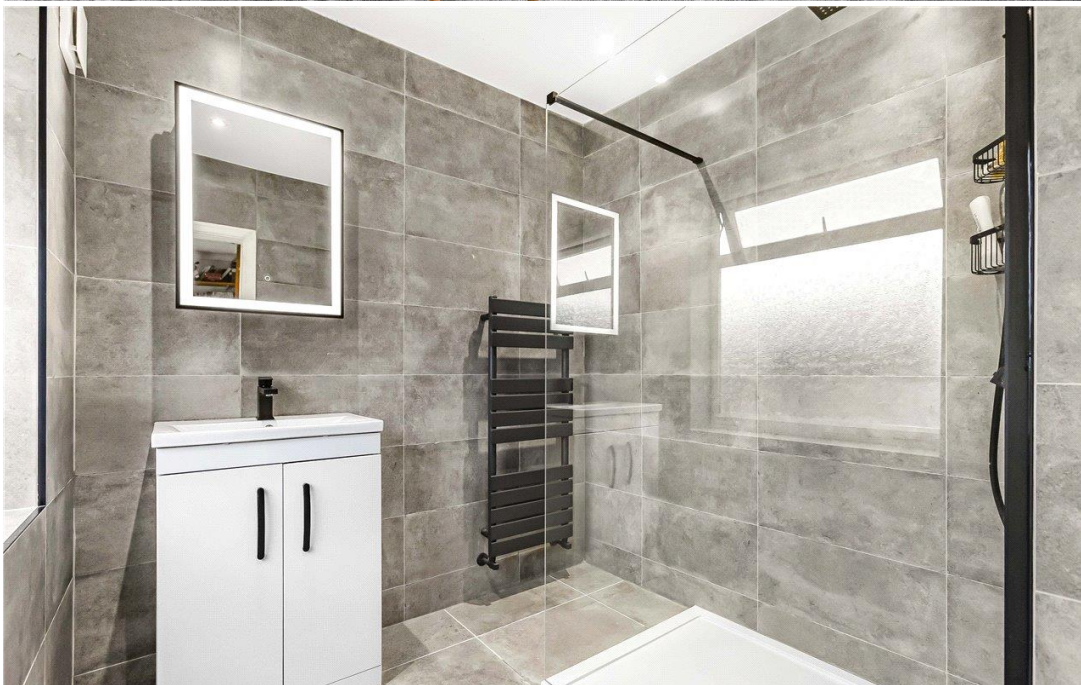
This welcoming home combines comfort, convenience and ample space, making it a fantastic opportunity for families seeking a beautiful residence in Welwyn Garden City.

Location

Situated close to the junction of Homestead Lane and Cole Green Lane, this spacious residence gives close access to the local conservation area and playing fields, local shopping parade and all major road links.

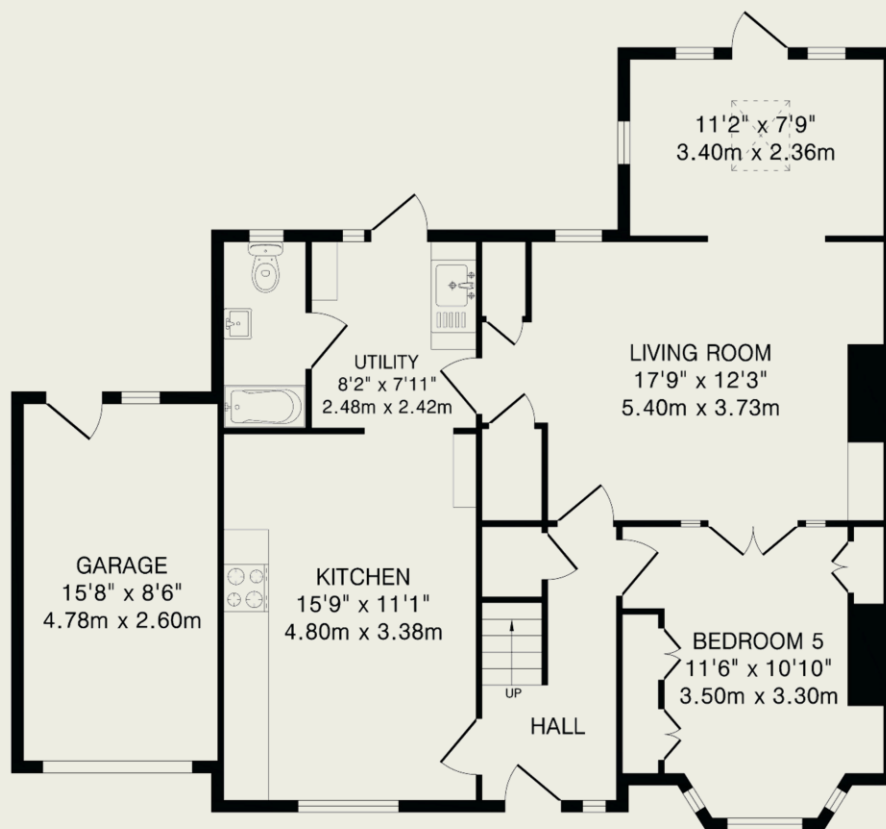
Town centre shopping amenities such as John Lewis, Waitrose, The Howard Centre and a mainline rail station (London Kings Cross 28 minutes) are only a short drive away.



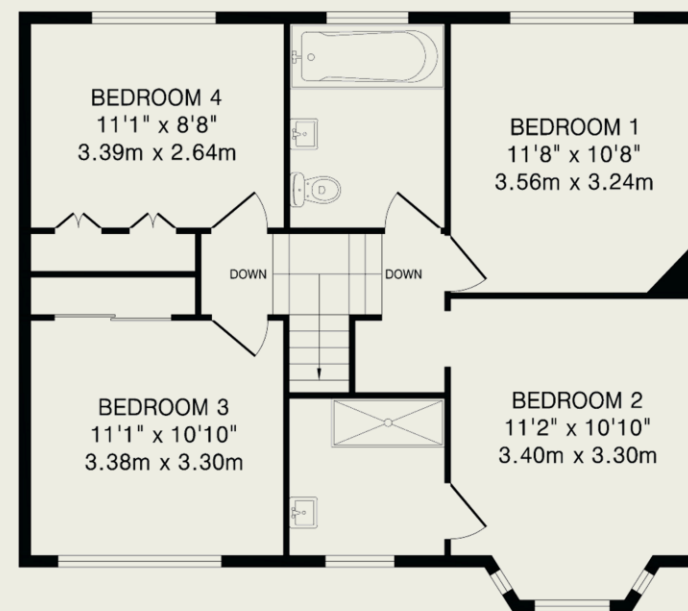


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
936 sq.ft.(86.9 sq.m)approx.



First Floor
688 sq.ft.(63.9 sq.m)approx.

TOTAL FLOOR AREA: 1624 sq.ft.(150.8 sq.m)approx.
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